

Land For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP



1.2+ AC INDUSTRIAL LAND I-55 & WEBER RD

LAKEVIEW CT., UNIT: 6, ROMEOVILLE, IL 60446

1.2+ AC INDUSTRIAL LAND I-55 & WEBER RD



OFFERING SUMMARY

Sale Price:	\$326,500
Price / Acre:	\$272,083
Lot Size:	1.2 Acres
Zoning:	I-1
Tax ID:	1202291510160000
Uses:	Industrial, Retail-Pad

PROPERTY OVERVIEW

1.2+ Acres on cul de sac in Industrial Park
Zoned I-1
Fully improved lot, all utilities already brought to site
224' of frontage on Lakeview Dr

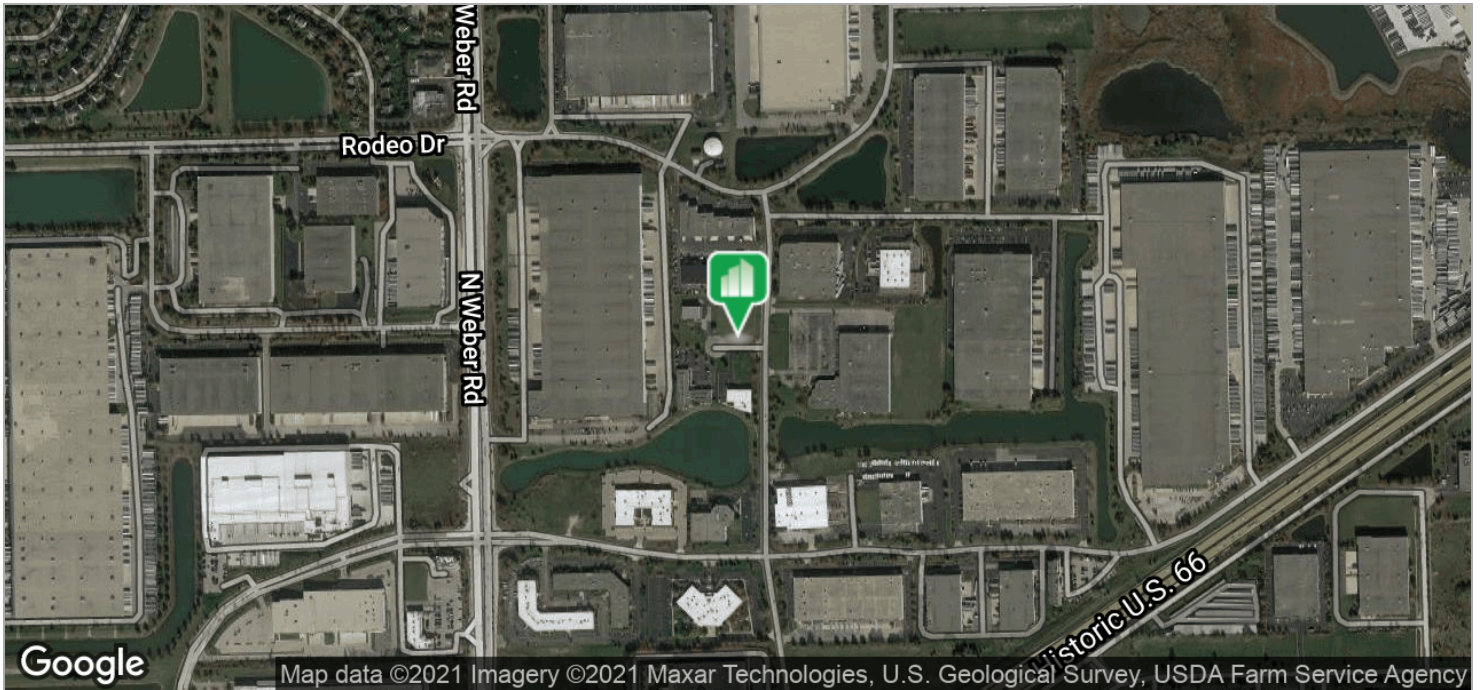
LOCATION OVERVIEW

Location allows for easy truck maneuvering.
1 minute from I-55/Weber Rd full interchange

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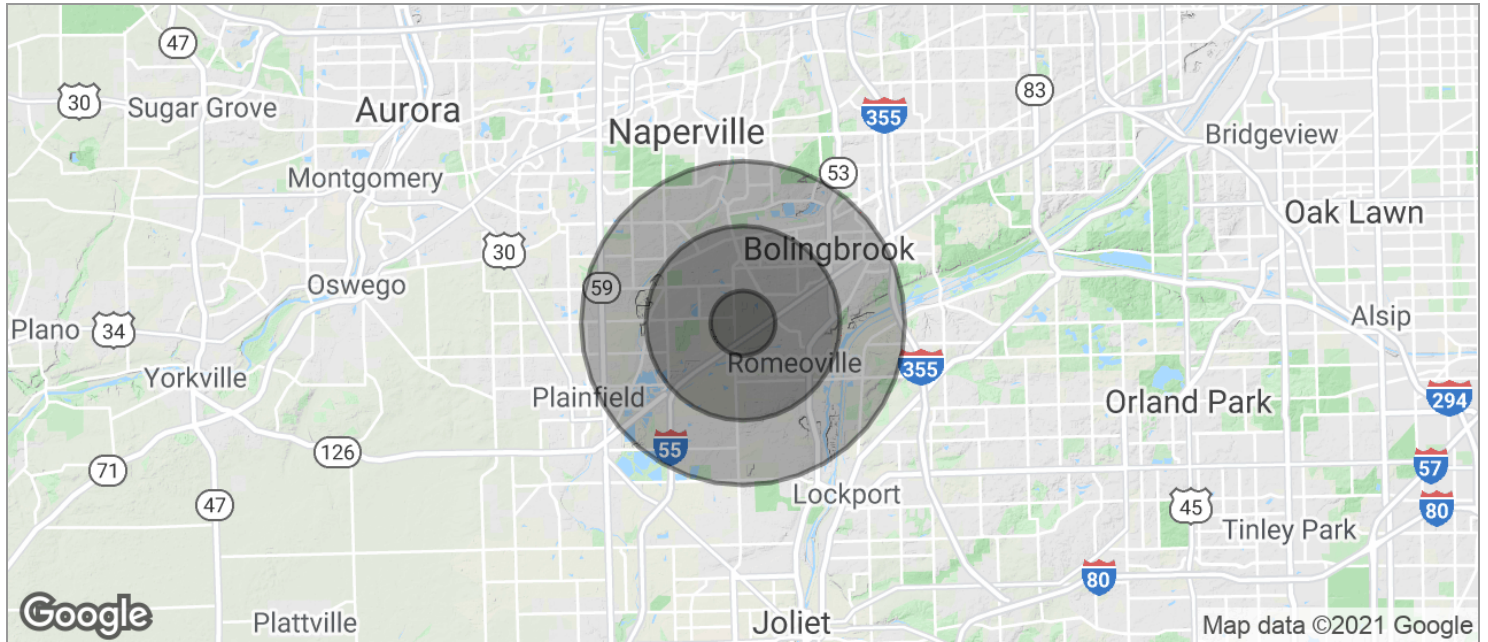


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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	4,592	69,605	185,389
MEDIAN AGE	33.7	34.4	34.1
MEDIAN AGE (MALE)	32.9	33.6	33.0
MEDIAN AGE (FEMALE)	34.4	35.2	35.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,339	21,859	56,947
# OF PERSONS PER HH	3.4	3.2	3.3
AVERAGE HH INCOME	\$101,514	\$87,585	\$100,959
AVERAGE HOUSE VALUE	\$295,485	\$266,102	\$332,225

* Demographic data derived from 2010 US Census